



- A SUPERBLY PRESENTED DETACHED FAMILY HOME
- SITUATED IN HIGHLY DESIRABLE VILLAGE OF BISHOPSSTEIGNTON
- FREE FLOWING RECEPTION/LIVING AREA/KITCHEN
- SUN TERRACE WITH RIVER AND RURAL VIEWS
- FOUR BEDROOMS (ONE EN-SUITE)
- STUDY/BEDROOM FIVE
- UTILITY, CLOAKROOM, FAMILY BATHROOM
- PARKING, LANDSCAPED GARDENS, LOVELY VIEWS

Forder Lane, Bishopsteignton, TQ14 9RZ

£549,950

Treetops is a superbly presented four bedroom family home with pleasant landscaped gardens, with superb free flowing reception/living area with seamless access onto a sun terrace enjoying views over the nearby river Teign estuary and countryside beyond. The reverse level accommodation is well appointed and finished to a high specification and briefly comprises; open plan reception/living area/kitchen, sun terrace, study (bedroom five), cloakroom, four bedrooms (one en-suite), family bathroom, utility room, off road parking, landscaped gardens, lovely views. Situated close to the heart of the village.



Property Description

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Canopied entrance with courtesy lighting to an obscure glazed hardwood entrance door with corresponding side screens into...

ENTRANCE HALLWAY

Radiator, stairs rising to upper floor, useful under stairs recess. Doors to...

MAIN BEDROOM

uPVC double glazed window overlooking the front aspect and approach with views towards the river Teign estuary and open farmland beyond. Radiator. Door through to walk-in wardrobe with hanging rails and fitted shelving. Door to...

EN-SUITE SHOWER ROOM

Fully tiled walls and flooring, suite comprising low level WC, pedestal wash hand basin, shower cubicle with glazed shower screen, fitted multi-function shower with drying area, ladder style towel rail/radiator, fitted extractor, uPVC smoked double glazed window.





BEDROOM

uPVC double glazed window overlooking the front aspect with similar outlook to the main bedroom, radiator.

BEDROOM

Dual aspect with uPVC double glazed window to side aspect, uPVC double glazed French patio doors overlooking the rear with outlook and giving access to the gardens. Radiator.

BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator.



FAMILY BATHROOM

Tiled walls and flooring, P-shaped shower bath with curved glazed screen, mixer tap with shower attachment over, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, uPVC smoked double glazed window, fitted extractor. Double doors to a store cupboard with fitted shelving and hanging rails providing extensive storage.

UTILITY ROOM

Base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap over, corresponding eye level units, metro tiled splash back, wall hung Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property, tiled flooring, plumbing for washing machine, additional appliance spaces, uPVC smoked double glazed door giving access to the side pathway.



Stairs rising to the FIRST FLOOR.

RECEPTION/LIVING AREA

A delightful free flowing reception/living area. Karndean flooring throughout. Bi-fold doors with access onto an enclosed **SUN TERRACE**. Superb views into the nearby river Teign estuary towards Ringmore, Combeinteignhead and over open farmland beyond. Two radiators.

FRONT SUN TERRACE/BALCONY

Attractive steel and glass balustrading enjoying the aforementioned views into the river Teign estuary.

KITCHEN

Range of cupboard and drawer base units under wooden work surfaces with integrated dishwasher, sunken Butler sink with mixer tap over, fitted Smeg range cooker with chimney style extractor hood over, attractive metro tiled splash backs, corresponding eye level units, integrated fridge and freezer, fitted Velux skylight, recessed spot lighting.

STORAGE

With fitted shelving.

CLOAKROOM

uPVC smoked double glazed window, low level WC, wall hung wash hand basin, ladder style towel rail/radiator.

OFFICE/STUDY/POTENTIAL BEDROOM FIVE

uPVC double glazed window overlooking the rear gardens, radiator.

OUTSIDE

The property is accessed over a tarmac driveway providing **OFF ROAD PARKING** and leading to additional gravel hardstanding. The front gardens consist of raised retained well stocked flower beds. To the side of the property, accessed via the utility, is a

paved side garden with raised flower bed and outside water tap. To the western side there is a pathway to a gated access through to the rear gardens. Steps leading up to the rear garden along a gently sloping shrub bed, leading to a chicken coop. The rear gardens are a real feature of the property, accessed via the main reception through bi-fold doors onto a rear sun terrace. There are steps down to an area of decking which in turn leads to a gravelled seating area with mature Torbay palm. The gravel bed extends to a covered crazy paved area, making an ideal spot for a barbecue etc, and from here a short flight of steps lead to the upper terrace which is lawned with well stocked borders. The gardens enjoy the passage of the sun throughout the day with pleasant river and rural views.

REAR SUN TERRACE

Accessed from the reception area. Attractive balustrading and steps down to an area of decking.

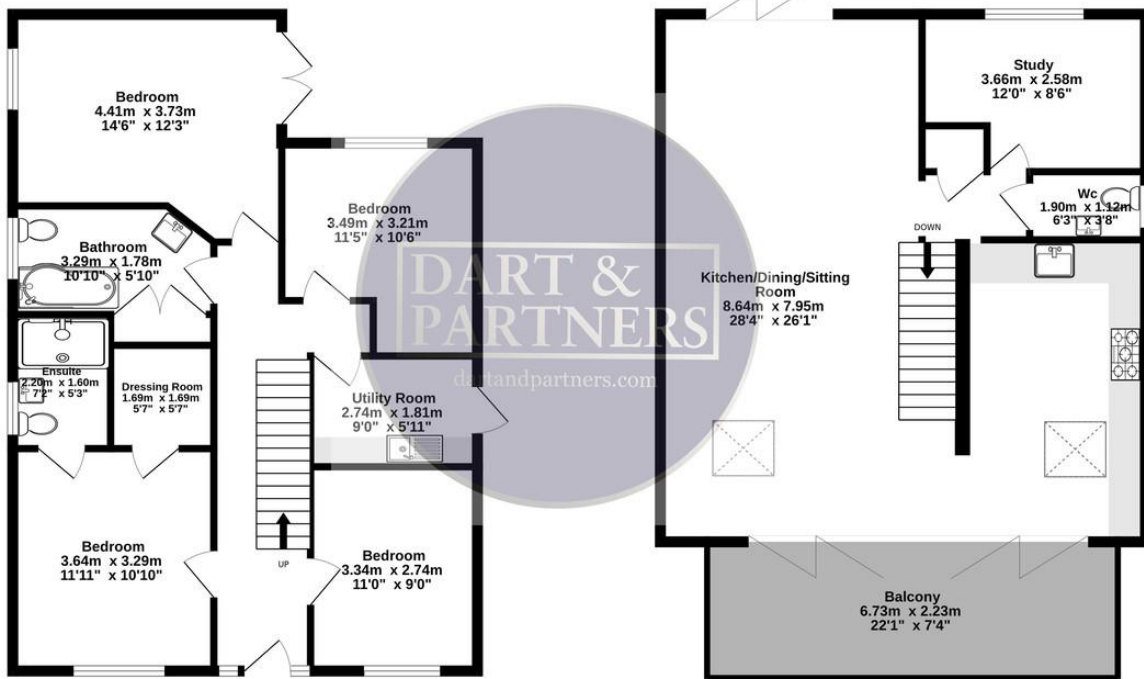
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



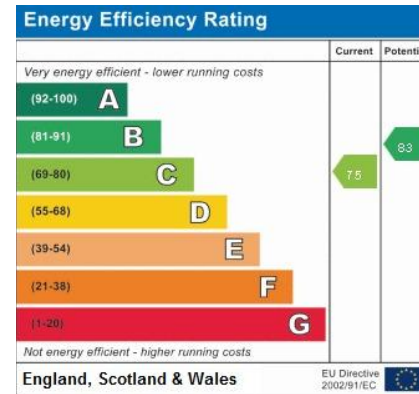
Ground Floor
75.1 sq.m. (809 sq.ft.) approx.

1st Floor
67.8 sq.m. (730 sq.ft.) approx.



TOTAL FLOOR AREA : 142.9 sq.m. (1539 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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